

Local Market Update – March 2019

This is a research tool provided by Realcomp.



Fenton

Genesee County

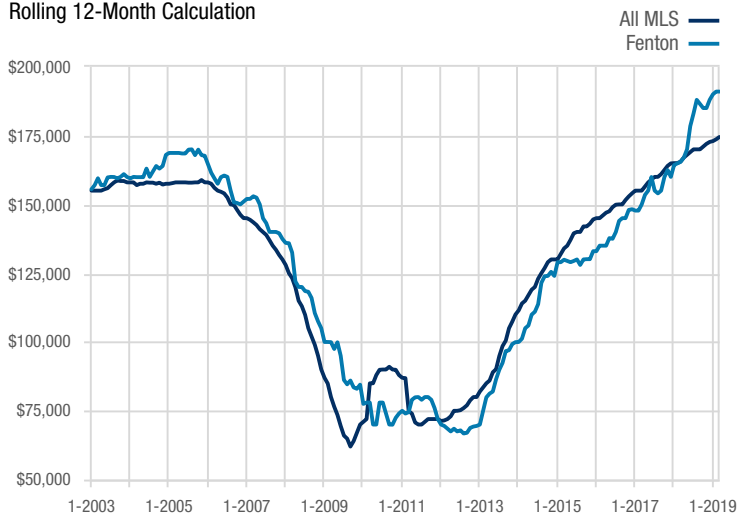
Residential Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	34	27	- 20.6%	58	69	+ 19.0%
Pending Sales	23	30	+ 30.4%	45	64	+ 42.2%
Closed Sales	12	20	+ 66.7%	43	52	+ 20.9%
Days on Market Until Sale	30	40	+ 33.3%	43	40	- 7.0%
Median Sales Price*	\$220,000	\$203,000	- 7.7%	\$170,000	\$195,500	+ 15.0%
Average Sales Price*	\$203,759	\$191,509	- 6.0%	\$180,816	\$203,465	+ 12.5%
Percent of List Price Received*	98.3%	100.3%	+ 2.0%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	86	34	- 60.5%	—	—	—
Months Supply of Inventory	5.2	1.8	- 65.4%	—	—	—

Condo Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	12	2	- 83.3%	18	9	- 50.0%
Pending Sales	9	1	- 88.9%	17	11	- 35.3%
Closed Sales	8	6	- 25.0%	17	10	- 41.2%
Days on Market Until Sale	71	58	- 18.3%	49	48	- 2.0%
Median Sales Price*	\$179,750	\$142,500	- 20.7%	\$192,000	\$142,500	- 25.8%
Average Sales Price*	\$168,063	\$141,667	- 15.7%	\$184,197	\$141,400	- 23.2%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	100.5%	98.7%	- 1.8%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

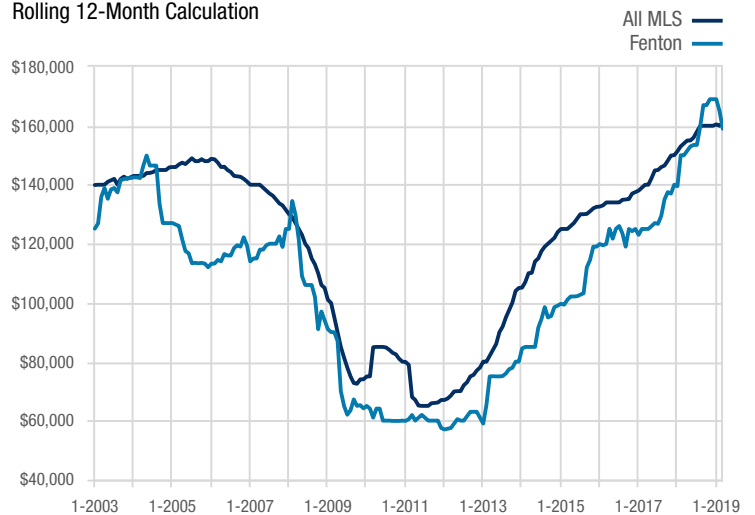
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.